

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: David M. Abramson, Planner II

**SUBJECT:** SP 6-11-04 / 04-365 / Forest Lawn Funeral Home (part of the Forest Lawn Cemetery) 2401 Davie Road/Generally located on the south side of State Road 84, 580 feet west of Davie Road.

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:** SP 6-11-04 / 04-365 / Forest Lawn Funeral Home / 2401 Davie Road/Generally located on the south side of State Road 84, 580 feet west of Davie Road.

### **REPORT IN BRIEF:**

The petitioner is proposing a new one (1)-story funeral home building that is part of the Forest Lawn Cemetery and Crematory. Uses in the funeral home shall consist of general offices, display rooms, and a chapel for memorial services.

The petitioner's site design meets the intent of the B-2, Community Business District, to provide limited services needs serve the local community. The subject site is designed for pedestrian movement with a proposed five (5) foot sidewalk to and from the northern right-of-way for State Road 84. In addition, the petitioner also proposes to provide a sidewalk connecting to the existing mausoleum.

The design of the one (1) story funeral home consists of warm painted beige colors and decorative features. The exterior elevation consists of scored lines, stucco finishes, hipped roof, and exterior light fixtures. Rectangular white aluminum frame windows are located on each exterior elevation. The funeral home a/c units shall be enclosed with a white vinyl fence, as well as, the patio being bounded with a concrete masonry wall for privacy.

The new Forest Lawn Funeral Home is compatible with both existing and allowable uses on and adjacent this property. Furthermore, the proposed funeral services tie in with the current and future uses abutting the subject site.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:**

Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and these items: 1) that the applicant reconfigure the parking on the north side of the building to allow a designated drop-off sidewalk that goes from the front of the building to the driveway; 2) that on the west side of the building, under the covered area abutting the building and flush with the driveway, to provide a four-foot area along the entire length of the building done in pavers for a pedestrian walkway; 3) that the garage door on the east side be a paneled garage door and that the structure over the top of it be arched similar to the entrance way; and 4) that the final site plan and landscaping plans be submitted to staff for review of the changes to determine that they are compliant with Code. (Motion carried 4-0)

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):**

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

**Attachment(s):** Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division**  
*Staff Report and Recommendation*

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**Applicant Information**

**Owner:**

**Name:** S.C.I. Funeral Services of Florida, Inc.  
**Address:** 1929 Allen Parkway  
**City:** Houston, Texas 77019  
**Phone:** (713) 525-9089

**Petitioner:**

**Name:** John J. Haley, P.E.  
Haley Engineering, Inc.  
**Address:** 1680 Southeast 4<sup>th</sup> Street  
**City:** Deerfield Beach, Florida 33441  
**Phone:** (954) 698-5154

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**Background Information**

**Application Request:** Site plan approval for a new one (1)-story funeral home building within the Forest Lawn Site

**Site Plan Committee**

**Recommendation:** Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and conditions (Motion carried 4-0)

**Address/Location:** 2401 Davie Road/Generally located on the south side of State Road 84, 580 feet west of Davie Road.

**Future Land Use**

**Plan Map:** Regional Activity Center and Transportation (R-O-W)

**Existing Zoning:** B-2, Community Business District

**Existing Use:** Vacant

**Proposed Use:** Forest Lawn Funeral Home

**Parcel Size:** 2.08 acres (90,635 square feet)

|                            |                                       |  |
|----------------------------|---------------------------------------|--|
|                            | <b><u>Surrounding Uses:</u></b>       | <b><u>Surrounding Future Land Use Plan Map Designations:</u></b> |
| <b>North:</b>              | State Road 84/I-595                   | T, Transportation  |
| <b>South, East, West:</b>  | Forrest Lawn Memorial Gardens         | RAC, Regional Activity Center                                    |
|                            | <b><u>Surrounding Zoning:</u></b>     |  |
| <b>North, South, East:</b> | A-9 (County), Cemetery District       |  |
| <b>West:</b>               | M-4 (County) Limited Heavy Industrial |  |

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## Zoning History

### **Related Zoning History:**

*Rezoning Application* (ZB 2-1-04) On April 21, Town Council approved the Forest Lawn Memorial Gardens, from A-9 (County), Cemetery District, to B-2, Community Business District.

### **Concurrent Request on same property:**

*Plat Application* (P 4-1-93), this application is proposing to plat Forest Lawn South (subject site) for nine thousand (9,000) square foot funeral home use.

### **Previous Requests on same property:**

The subject site was annexed into the Town as part of the Foreman Agreement.

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## Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (J) (5)), the B-2, Community Business District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community.

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards, B-2, Community Business Center District requires the following minimums: lot area of 52,500 square feet, 200' frontage, 200' depth, 20' setbacks on all sides except 50' on sides abutting residentially zoned, occupied, or Land Use Plan designated properties, 30% open space, 10' minimum building separation and the following maximums: height 35' and 40% building coverage.

Land Development Code (Section 12-208 (A) (20)), Requirements for off-street parking. *Mortuaries; funeral homes.* One (1) space for each four (4) seats in chapel and viewing areas plus one (1) space for each four hundred (400) square feet of gross floor area. In no case shall there be less than twenty-five (25) parking spaces provided.

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## Comprehensive Plan Considerations

### Planning Area:

The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to lands designated Industrial on Nova Drive.

### Broward County Land Use Plan:

The subject site falls within Flexibility Zone 99. The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

### Applicable Goals, Objectives & Policies:

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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## Application Details

The applicant's submission indicates the following:

1. *Site:* The subject site is part of the Forest Lawn Cemetery. The petitioner is proposing a new one (1)-story funeral home building with seventy-five (75) parking spaces. The funeral home footprint is approximately nine thousand four hundred and twenty-two (9,422) square feet. The site is zoned B-2, Community Business District with an underlying land use of Regional Activity Center. Adjacent north of the property is State Road 84, to the east and south is Forest Lawn Cemetery zoned A-9 (County) Cemetery District, and to the west is a vacant lot zoned M-4 (County) Limited Heavy Industrial District.

The petitioner's site design meets the intent of the B-2, Community Business District, to provide limited services needs serve the local community. The subject site is designed for pedestrian movement with a proposed five (5) foot sidewalk to and from the northern right-of-way for State Road 84. In addition, the petitioner also proposes to provide a sidewalk connecting to the existing mausoleum.

2. *Architecture:* The exterior elevation consists of warm painted beige colors, decorative features, scored lines, stucco finishes, hipped roof, and exterior light fixtures. Rectangular white aluminum frame windows are located on each exterior elevation. The funeral home a/c units shall be enclosed with a white vinyl fence, as well as, the patio being bounded with a concrete masonry wall for privacy.
3. *Access and Parking:* Access onto the site is via an opening along the northwestern portion of the Forest Lawn Cemetery to State Road 84 and along the eastern boundary to Davie Road. The opening on State Road 84 and Davie Road is a full access opening allowing vehicular traffic to and from Forest Lawn Cemetery. After traffic enters onto the site northwestern opening, they maneuver to the funeral home and around the perimeter of the property. The petitioner is proposing a parking and drive-thru area along the western side of the building. Vehicular parking is also provided along the north, east, and south portions of the property. The petitioner is proposing a garbage enclosure in the southwestern portion of the subject site, directly behind the funeral home.

Provided are seventy-two (72) standard parking spaces and three (3) handicapped spaces, for a total of seventy-five (75) parking spaces.

4. *Lighting:* The lighting design meets the Land Development Code that requires maximum foot-candles of .5 at property lines.
5. *Signage:* All wall and monument signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code. The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, as per § 12-107 (D) 1, Commercial use under 20,000 sq. ft. The plan illustrates plant material along the perimeter of the site including Live Oak, Dwarf Cassia, Mahogany, and Pink Crepe Myrtle. The planting material around the perimeter of funeral home includes Pigeon Plum, "Lakeview" Jasmine, Sabal Palm, Pink Tabebuia, Gumbo Limbo, and Ixora Nora Grant. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle shall be a maximum of thirty-six (36) inches in height. All trees on site are maintaining a minimum of 15' from light poles. Furthermore, the dumpster area is screened with scrub materials thirty-six (36) inches in height as required per code.
7. *Drainage:* The subject property lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to issuance of any site development permit.
8. *Open Space and Recreation:* The Roberts - Potters Park Recreational Trail is directly located along the subject sites western boundary line parallel to Davie Road.

9. *Compatibility:* The proposed Forest Lawn Funeral Home is compatible with both existing and allowable uses on and adjacent this property. Furthermore, the proposed funeral services tie in with the current and future uses abutting the subject site.

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## Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

### Planning and Zoning:

As per § 12-107 (D) (3) & (4), provide a ten-foot (10') landscape buffer adjacent to commercial and industrial abutting properties. *(The petitioner has agreed to execute a unity of title between Forest Lawn Cemetery and the out-parcel for the funeral home to meet this section of the code)*

As per § 12-205 (g), no parking stall or aisle shall be closer than five (5) feet to any building. Staff recommends placing a curb and/or a sidewalk along west side of the building under the covered private vehicular aisle. *(The petitioner has not meet this code requirement)*

Provide a note on all plans that wood poles are "to be removed." *(This has been completed)*

### Engineering:

Provide a sidewalk connection from public R/W (State Road 84 and Davie Road) to the funeral homes in accordance to American with Disability Acts (ADA). *(This has been completed)*

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## Staff Analysis

The submitted site plan is zoned B-2, Community Business District and is designated Regional Activity Center on the Town of Davie Future Land Use Map. A funeral home building is permitted in both this zoning district and land use category.

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## Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the B-2, Community Business District regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed site plan is compatible with the surrounding uses and properties.

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## Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

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## Site Plan Committee Recommendation

Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and these items: 1) that the applicant reconfigure the parking on the north side of the building to allow a designated drop-off sidewalk that goes from the front of the building to the driveway; 2) that on the west side of the building, under the covered area abutting the building and flush with the driveway, to provide a four-foot area along the entire length of the building done in pavers for a pedestrian walkway; 3) that the garage door on the east side be a paneled garage door and that the structure over the top of it be arched similar to the entrance way; and 4) that the final site plan and landscaping plans be submitted to staff for review of the changes to determine that they are compliant with Code. (Motion carried 4-0)

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## Town Council Action

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### Exhibits

1. Site Plan
2. Future Land Use Plan Map
3. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

## Exhibit 2 (Future Land Use Map)

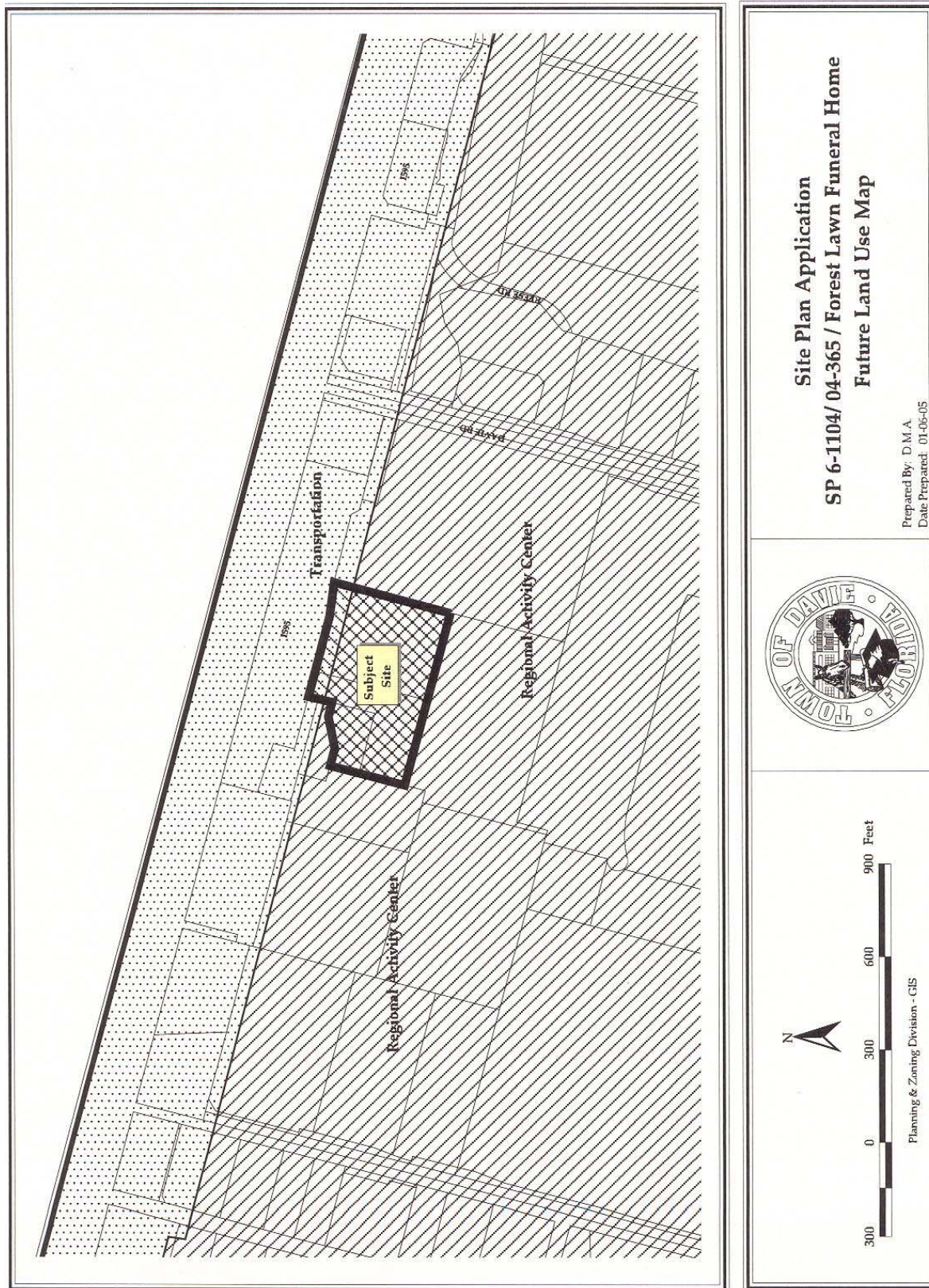
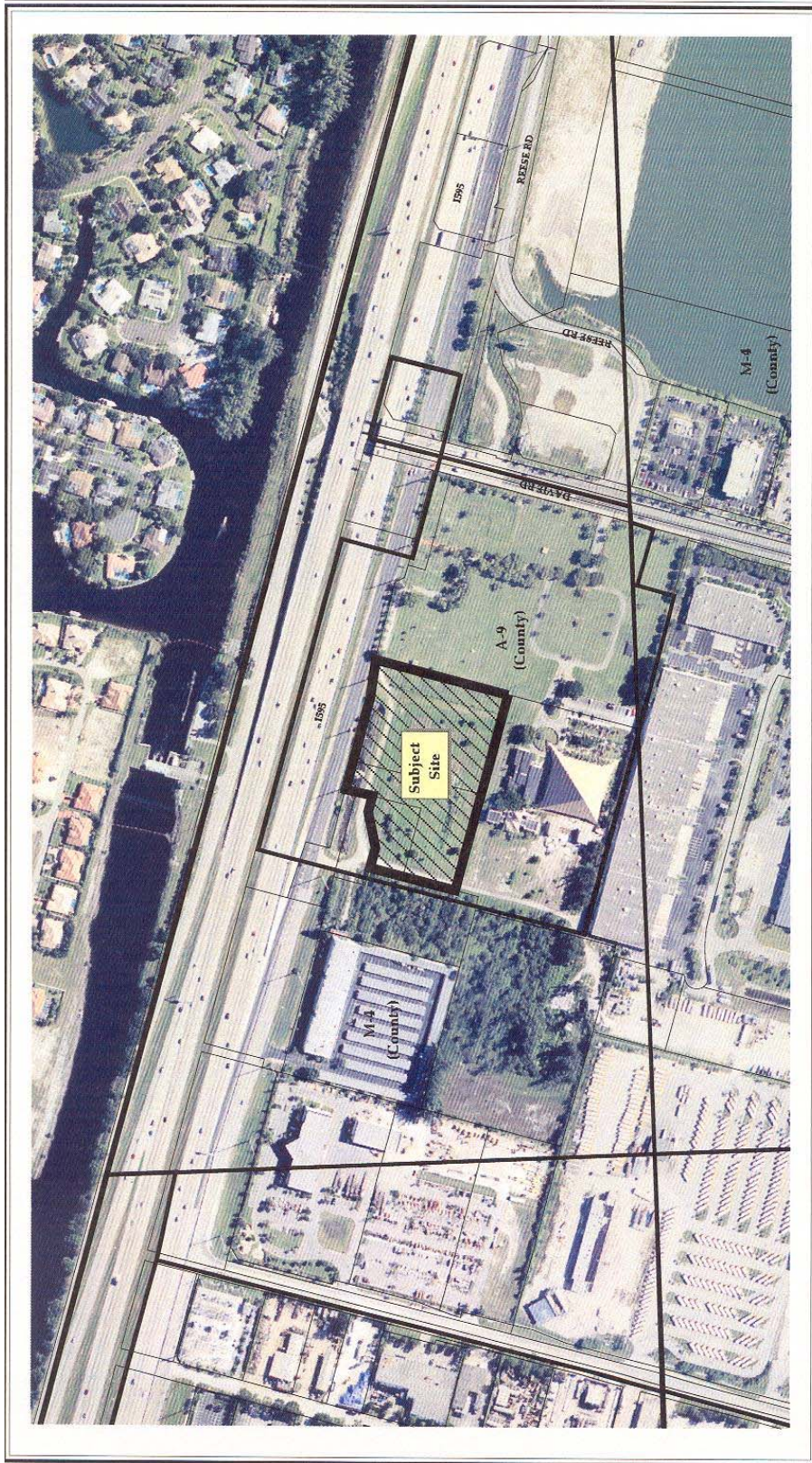


Exhibit 3 (Aerial, Zoning, Subject Site)



Site Plan Application  
SP 6-1104/ 04-365 / Forest Lawn Funeral Home  
Aerial, Zoning, and Subject Site Map

Prepared By: D.M.A.  
Date Prepared: 01-06-05

